

3765780 03/14/2011 11:44A Weld County, CO
1 of 4 R 41.00 D 0.00 Steve Moreno Clerk & Recorder

NEWBY FARMS OUTLINE DEVELOPMENT PLAN

BEING A PART OF THE SOUTH HALF OF SECTION 33, TOWNSHIP 3 NORTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE
WELD COUNTY, STATE OF COLORADO
SHEET 1 OF 4

LEGAL DESCRIPTION

A PORTION OF LAND SITUATED IN THE SOUTH HALF OF SECTION 33, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 33, AS MONUMENTED BY A RECOVERED 3-1/4" ALUMINUM CAP, "LS 37945", WHENCE THE SOUTH QUARTER CORNER OF SAID SECTION 33, AS MONUMENTED BY A RECOVERED 3-1/4" ALUMINUM CAP, "LS 22098" IS ASSUMED TO BEAR N 89°30'56" E, A MEASURED DISTANCE OF 2634.41 FEET, WITH ALL BEARINGS RELATIVE TO HEREON;

THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, N 00°20'08" W, A DISTANCE OF 30.00 FEET TO A POINT THAT IS 30.00 FEET PERPENDICULAR TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, AS WELL AS BEING ON THE NORTHERLY RIGHT-OF-WAY LINE COUNTY ROAD 26 AS DESCRIBED IN BOOK 86 AT PAGE 273;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, N 89°30'56" E, A DISTANCE OF 30.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE COUNTY ROAD 5 AS DESCRIBED IN BOOK 86 AT PAGE 273 AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE COUNTY ROAD 5, N 00°20'08" W, A DISTANCE OF 29.00 FEET TO A POINT THAT IS 59.00 FEET NORTH OF AND PERPENDICULAR TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33;

THENCE ALONG A LINE 59.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, N 89°30'56" E, A DISTANCE OF 2604.53 TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33;

THENCE ALONG A LINE 59.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, N 89°31'14" E, A DISTANCE OF 2624.98 TO A POINT THAT IS 30.00 FEET WEST OF AND PERPENDICULAR TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, AS WELL AS BEING ON THE WESTERLY RIGHT-OF-WAY LINE COUNTY ROAD 7 AS DESCRIBED IN BOOK 86 AT PAGE 273;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 7, S 00°00'15" E, A DISTANCE OF 29.00 FEET TO A POINT THAT IS 30.00 FEET NORTH OF AND PERPENDICULAR TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, AS WELL AS BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 26 AS DESCRIBED IN BOOK 86 AT PAGE 273;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND BEING PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, S 89°31'14" W, A DISTANCE OF 2624.86 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND BEING PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, S 89°30'56" W, A DISTANCE OF 2604.47 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE COUNTY ROAD 5 AND THE **POINT OF BEGINNING**;

SAID PARCEL OF LAND CONTAINS 151,653 SQ. FT. OR 3.482 AC., MORE OR LESS.



VICINITY MAP
1"=1200'

PROJECT TEAM

OWNERS

Newby Farms, LLC
12250 CR 5
Longmont, CO 80504
Phone: 303.776.7700

TECHNICAL CONSULTANTS

V3 Companies of Colorado, Ltd.
2399 Blake Street, Suite 130
Denver, CO 80205
Phone: (303) 989-8588
Contact: Noah Nemmers, PE, PLS
Email: nnemmers@v3co.com

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P.O. Box 1522
Longmont, CO 80502
Phone: (303) 532-2262
Contact: Barbara Brunk
Email: barbb@dgmlc.com

SHEET INDEX

ODP01 COVER SHEET
ODP02 ODP TEXT
ODP03 ODP MAP
ODP04 CIRCULATION PLAN

APPROVAL

APPROVED BY THE TOWN BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, THIS

11th DAY OF March, 2010 BY ORDINANCE NO. 739
MAYOR *CW* ATT: TOWN CLERK *Judy Hegwood*

ACCEPTANCE

BY SIGNING THIS ODP, THE OWNER ACKNOWLEDGES AND ACCEPTS ALL OF THE REQUIREMENTS AND INTENT SET FORTH HEREIN

NEWBY FARMS, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: *Newby Farms, LLC*
Betty Ann Newby

STATE OF Colorado)
COUNTY OF Weld) SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF Dec, 2010

BY: *Betty Ann Newby*

WITNESS MY HAND AND OFFICIAL SEAL

Barbara Brunk
NOTARY PUBLIC

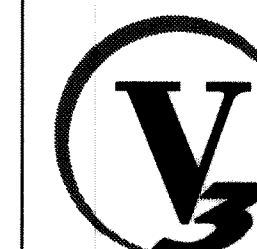
MY COMMISSION EXPIRES: 10/14/2012

BARBARA BRUNK
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 10/14/2012

NEWBY FARMS

COVER SHEET

NAME OF APPLICATION:	NEWBY FARMS
TYPE OF SUBMITTAL:	OUTLINE DEVELOPMENT PLAN
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NEWBY FARMS
OUTLINE DEVELOPMENT PLAN
BEING A PART OF THE SOUTH HALF OF SECTION33, TOWNSHIP3 NORTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE
WELD COUNTY, STATE OF COLORADO
SHEET 2 OF 4

PROJECT CONCEPT

- A. NEWBY FARMS ODP INCLUDES 3.482 ACRES. ZONING FOR THE PROPERTY IS PLANNED UNIT DEVELOPMENT WITH THE AGRICULTURE-A LAND USE CATEGORY (PUD AG-A). THE PUD CONSISTS OF EXISTING, CULTIVATED FARM LAND AND ASSOCIATED ACCESSORY USES. THIS PROPERTY MAY BE REZONED IN THE FUTURE IN ASSOCIATION WITH DEVELOPMENT ON THE ADJACENT PROPERTY. ADDITIONAL DETAIL REGARDING THE CHARACTER AND SPECIFIC USES WILL BE PROVIDED AT THE TIME OF PRELIMINARY DEVELOPMENT PLAN.
- B. THE LANDOWNER INTENDS TO CONTINUE EXISTING USES ON THE PROPERTY UNTIL THE PROPERTY IS SUBDIVIDED. THE EXISTING USES SPECIFICALLY INCLUDE CONTINUED USE OF EXISTING FARM ACCESS LANES AND IRRIGATION PIPELINES, DITCHES, AND LATERALS WITHIN THE PROPERTY BEING ANNEXED, AS NOTED IN THE ANNEXATION AGREEMENT. NO EXISTING IRRIGATION PIPELINES, DITCHES OR LATERALS WILL BE RELOCATED WITHOUT SPECIFIC PROVISIONS FOR CONTINUED IRRIGATION OF THE AREA INCLUDED IN THIS ANNEXATION AND THE REMAINDER OF THE ADJACENT PROPERTY OWNED BY THE APPLICANT.
- C. THE PUD DISTRICT IS COMPATIBLE WITH PRESENT AND FUTURE ADJACENT DEVELOPMENT AND WILL NOT HAVE A SIGNIFICANT, ADVERSE EFFECT ON THE SURROUNDING AREA. NEWBY FARMS IS SURROUNDED BY PLANNED AND EXISTING URBAN DEVELOPMENT WITHIN THE TOWN OF FIRESTONE AND THE WELD COUNTY MIXED USE DEVELOPMENT (MUD). PROPOSED ADJACENT LAND USES INCLUDE: UNION MIXED USE PUD TO THE SOUTHWEST; EXISTING SINGLE FAMILY HOMES AND OPEN SPACE WITHIN THE ELMS AT MEADOW VALE TO THE SOUTH; PROPERTY WITHIN THE WELD COUNTY MUD DESIGNATED AS RESIDENTIAL ON THE WELD COUNTY MUD STRUCTURAL LAND USE PLAN TO THE NORTH AND CITY OF LONGMONT OPEN SPACE TO THE NORTHWEST. THE PROPERTY IS LOCATED AT THE INTERSECTION OF TWO, PLANNED ARTERIAL STREETS. EXISTING AND PLANNED TRANSPORTATION AND UTILITY EXTENSIONS CAN SERVE THE SITE.
- D. SPECIFIC DETAILS REGARDING THE PLANNED STREET AND TRAILS NETWORK WILL BE DETERMINED AT THE TIME THE PROPERTY IS DEVELOPED.

REGIONAL IMPACTS

THIS SITE IS WITHIN THE WELD COUNTY MIXED USE DEVELOPMENT AREA (MUD) AND THE FIRESTONE URBAN GROWTH BOUNDARY AT THE NORTH EAST CORNER OF THE INTERSECTION OF WELD COUNTY ROAD ("WCR") 5 AND WCR 26 (TWO ARTERIAL STREETS). THIS SITE CAN BE INTEGRATED INTO THE URBAN FABRIC OF THIS AREA.

ENVIRONMENTAL INFORMATION

THERE ARE NO KNOWN SIGNIFICANT NATURAL OR ENVIRONMENTAL FEATURES ON THIS SITE. THIS SITE HAS BEEN IN ACTIVE AGRICULTURAL PRODUCTION FOR MANY YEARS. THERE ARE NO KNOWN ARCHAEOLOGICAL OR UNDERMINING ISSUES ASSOCIATED WITH THIS PROPERTY.

UTILITIES

SANITARY SEWER WILL BE PROVIDED BY THE ST. VRAIN SANITATION DISTRICT. ELECTRICAL SERVICE TO NEWBY WILL BE PROVIDED BY UNITED POWER. NATURAL GAS WILL BE PROVIDED BY XCEL ENERGY. IT IS ANTICIPATED THAT A WATER MAIN WILL BE EXTENDED FROM AN EXISTING FIRESTONE WATER MAIN, WHICH IS CURRENTLY LOCATED JUST EAST OF I-25. SANITARY SEWER SERVICE WILL BE EXTENDED TO THE SITE FROM THE EXISTING SEWER SERVICE THAT IS IN CLOSE PROXIMITY. ADDITIONAL IMPROVEMENTS MAY BE REQUIRED AND WILL BE DETERMINED AT THE TIME OF PRELIMINARY DEVELOPMENT PLAN.

SERVICE REQUIREMENTS

SERVICE	PROVIDER
ELECTRICAL:	UNITED POWER
FIRE AND AMBULANCE:	FREDERICK FIRESTONE FIRE PROTECTION DISTRICT
NATURAL GAS:	XCEL ENERGY
POLICE:	TOWN OF FIRESTONE
POTABLE WATER:	TOWN OF FIRESTONE
PUBLIC SCHOOLS:	ST. VRAIN VALLEY RE-1J SCHOOL DISTRICT PUBLIC
SANITARY SEWER:	ST. VRAIN SANITATION DISTRICT

GRADING CONCEPT

THE SITE WILL GENERALLY DRAIN FROM NORTH TO SOUTH, CONSISTENT WITH THE HISTORIC PATTERN ON THE SITE. NO SIGNIFICANT GRADING IS ANTICIPATED AT THIS TIME. FUTURE OVER-LOT GRADING WILL STRIVE TO BALANCE THE AMOUNT OF CUT AND FILL ON THE SITE.

CIRCULATION SYSTEMS

THE STREET AND TRAILS NETWORK FOR THIS SITE WILL BE DETERMINED WHEN THE REMAINDER OF THE PROPERTY IS DEVELOPED. ALL EXISTING FARM ACCESSSES WILL BE MAINTAINED UNTIL THE PROPERTY IS DEVELOPED. THE PROPERTY IS PART OF THE FUTURE PLANNED RIGHT-OF-WAY FOR WCR 26.

LAND USE AND ZONING

PUD AGRICULTURE A WILL PROVIDE FOR CONTINUED AGRICULTURAL USE OF THE PROPERTY.

PERMITTED USES WITHIN NEWBY FARMS PUD

THE STANDARDS IN THIS SECTION CONTROL LAND USES WITHIN THE PUD.

- PUD AGRICULTURE
A. AGRICULTURE A (PUD AG-A)

THE PERMITTED LAND USES FOR THE NEWBY FARMS PROPERTY ARE AS SPECIFIED IN THE FIRESTONE DEVELOPMENT REGULATIONS FOR THE AGRICULTURE-A LAND USE CATEGORY.

BUILDING HEIGHT

MAXIMUM BUILDING HEIGHTS WITHIN THE PUD WILL BE AS SPECIFIED IN THE FIRESTONE DEVELOPMENT REGULATIONS.

LAND USE TABLE

LAND USE CATEGORY	GROSS ACRES	% OF TOTAL AREA
PUD AGRICULTURE - A	3.482	100%
TOTAL	3.482	100%

DEVELOPMENT SCHEDULE

IT IS ANTICIPATED THAT THE SITE WILL DEVELOP CONCURRENTLY WITH THE ADJACENT PROPERTY.

PARK DEVELOPMENT

PUBLIC LAND DEDICATION, OPEN SPACE, AND TRAILS WILL BE PROVIDED AS REQUIRED BY THE TOWN OF FIRESTONE IN CONJUNCTION WITH FUTURE DEVELOPMENT OF THE PROPERTY. SPECIFIC INFORMATION REGARDING OWNERSHIP AND MAINTENANCE WILL BE DETERMINED AT THAT TIME.

PRIVATE MAINTENANCE AND ENFORCEMENT

DESIGN GUIDELINES AND COVENANTS WILL BE DEVELOPED FOR THE PUD THAT WILL GOVERN THE USE, MAINTENANCE AND CONTINUED PROTECTION OF THE PUD AND ANY OF ITS PARKS, OPEN SPACE, COMMON AREA OR JOINT OWNERSHIP AREAS.

NEWBY FARMS

ODP TEXT

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PA-1 LEGAL DESCRIPTION (PUD AGRICULTURAL-A)

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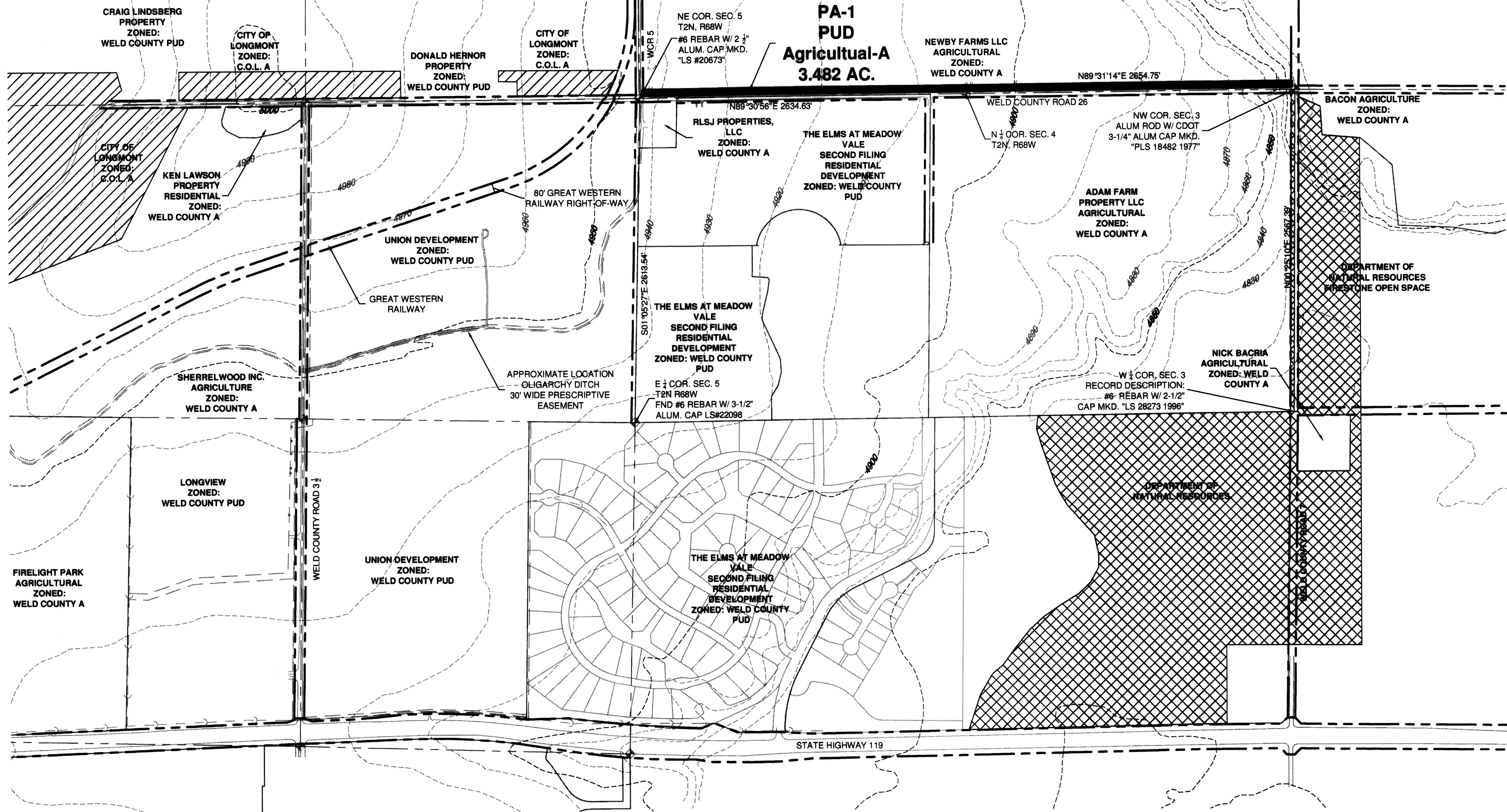
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SAID PARCEL OF LAND CONTAINS 151,853 SQ. FT. OR 3.482 AC., MORE OR LESS.



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OUTLINE DEVELOPMENT PLAN

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RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE
WELD COUNTY, STATE OF COLORADO
SHEET 3 OF 4

AREA	LAND USE CATEGORY	GROSS ACRES	% OF TOTAL AREA	POTENTIAL MAX DU'S PER ACRE	POTENTIAL MAX DU'S
PA-1	PUD AGRICULTURAL-A	3.482	100%	0	0

LEGEND

- EXISTING PROPERTY LINE
- EXISTING R.O.W. LINE
- PROPOSED ANNEXATION BOUNDARY
- EXISTING EASEMENT
- SECTION LINE
- SECTION CORNER
- CITY OF LONGMONT
- CITY OF FIRESTONE

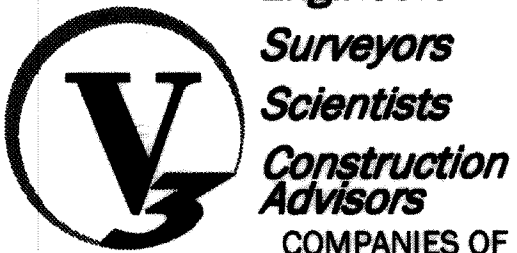


Scale: 1" = 500
0 500 1000
FEET

NEWBY FARMS

ODP MAP

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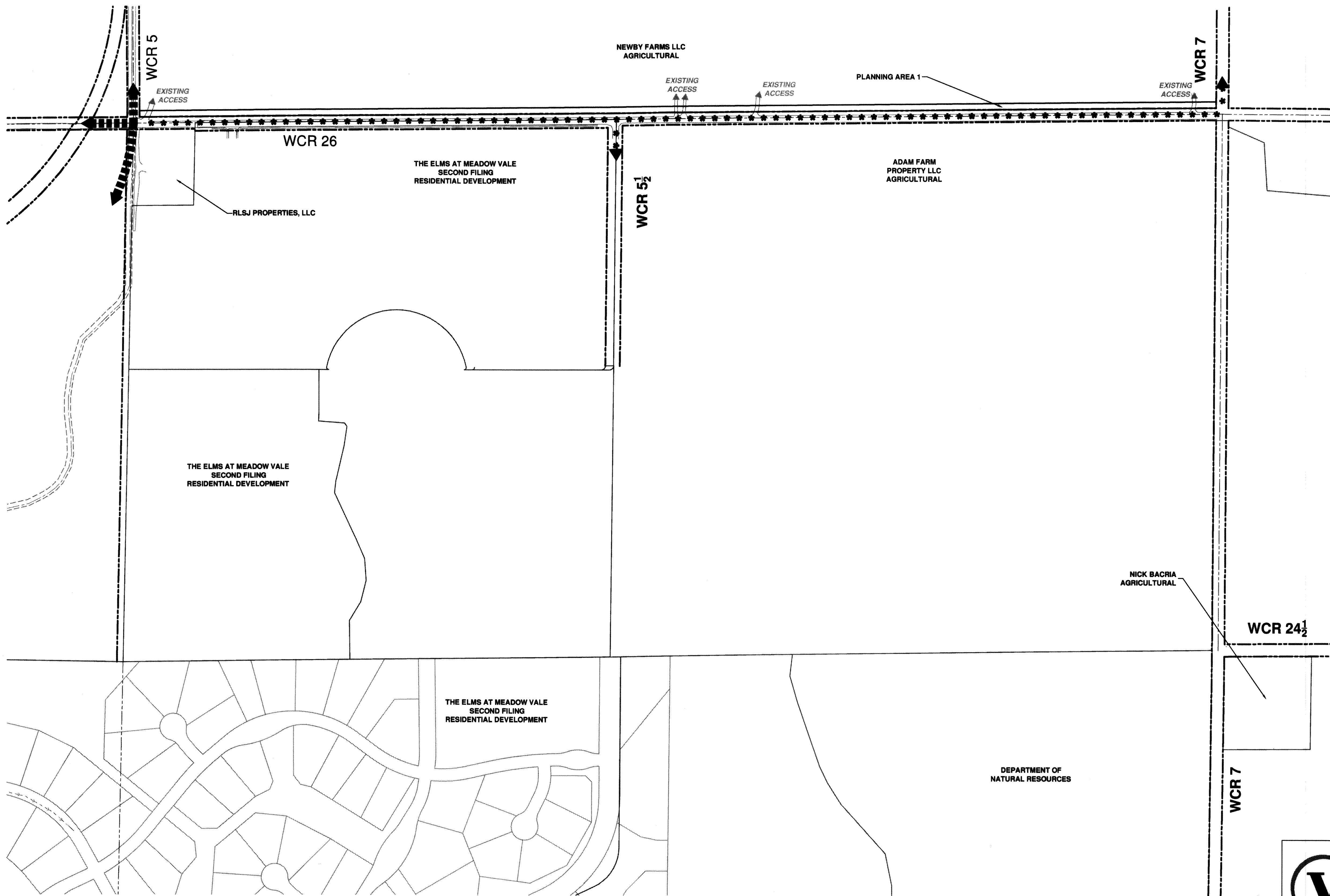


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WELD COUNTY, STATE OF COLORADO
SHEET 4 OF 4



LEGEND

- EXISTING PROPERTY LINE
- EXISTING R.O.W. LINE
- PROPOSED ANNEXATION BOUNDARY
- EXISTING ARTERIAL STREET
- PROPOSED COLLECTOR STREET

NOTE: NO STREET IMPROVEMENTS
ARE PROPOSED WITH THIS ODP.

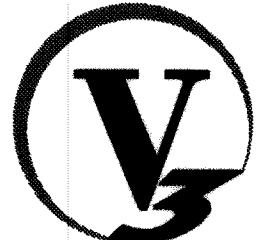


Scale: 1" = 100
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FEET

NEWBY FARMS

CIRCULATION PLAN

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